Richard & Catherine Kimball

PROJECT LOCATION:

453 Ray Street
Portland, Maine 04102

CONTRACTOR:

M&M INDUSTRIES
33 CHAPEL STREET #1
SOUTH PORTLAND, MAINE 04106

CONTACT: Mark Mawhinney
PHONE: 207-329-4875

BUILDING PLANS FOR

FARMER'S PORCH, 8X14 DECK & GARAGE ADDTIONS

DRAWING INDEX

PAGE	DESCRIPTION
A-1	FOUNDATION PLAN
A-2	1ST FLOOR PLAN
A-3	2ND FLOOR PLAN
A-4	FRONT & REAR ELEVATIONS
A-5	END ELAVTIONS
A-6	ELEVATION SECTIONS

Gregg Donnelly
ARCHITECTURAL DESIGNER
380 MAGUIRE ROAD
KENNEBUNK, MAINE 04043
PHONE/FAX: 207-985-1688
E-MAIL: Greggdon@adelphia.net

M&M INDUSTRIES
33 Chapel Street
South Portland, Maine 04106
Phone: 207.329.4875

Richard & Catherine Kimball
ADDITIONS TO
MODULAR HOME

PROJECT NO: 05024

DATED: 07/08/05

Plan References:

1. "Proposed Division Of Land On Ray Street & Allen Avenue, Portland, Maine Made For Mary Jane Wellington", dated June 7, 2000 by Owen Haskell, Inc.
2. "The Pines @ Wyoming For: Pines of Portland, Inc., 426 Forest Avenue, Portland, Maine", developer Amy K. Mulkern & Gregory T. McCormack, dated August 1999 by Survey, Inc. and recorded at the Cumberland County Registry of Deeds in Plan Book 200, page 21.
3. "Plan Depicting The Proposed Location Of A Dwelling To Be Located At The Intersection Of Wyoming Avenue & Ray Street, Portland, Maine For William Dalbec", dated January 22, 2001, last revised March 19, 2001, by Nadeau & Lodge, Inc. Professional Land Surveyors, Portland & Lyman, Maine.

General Notes:

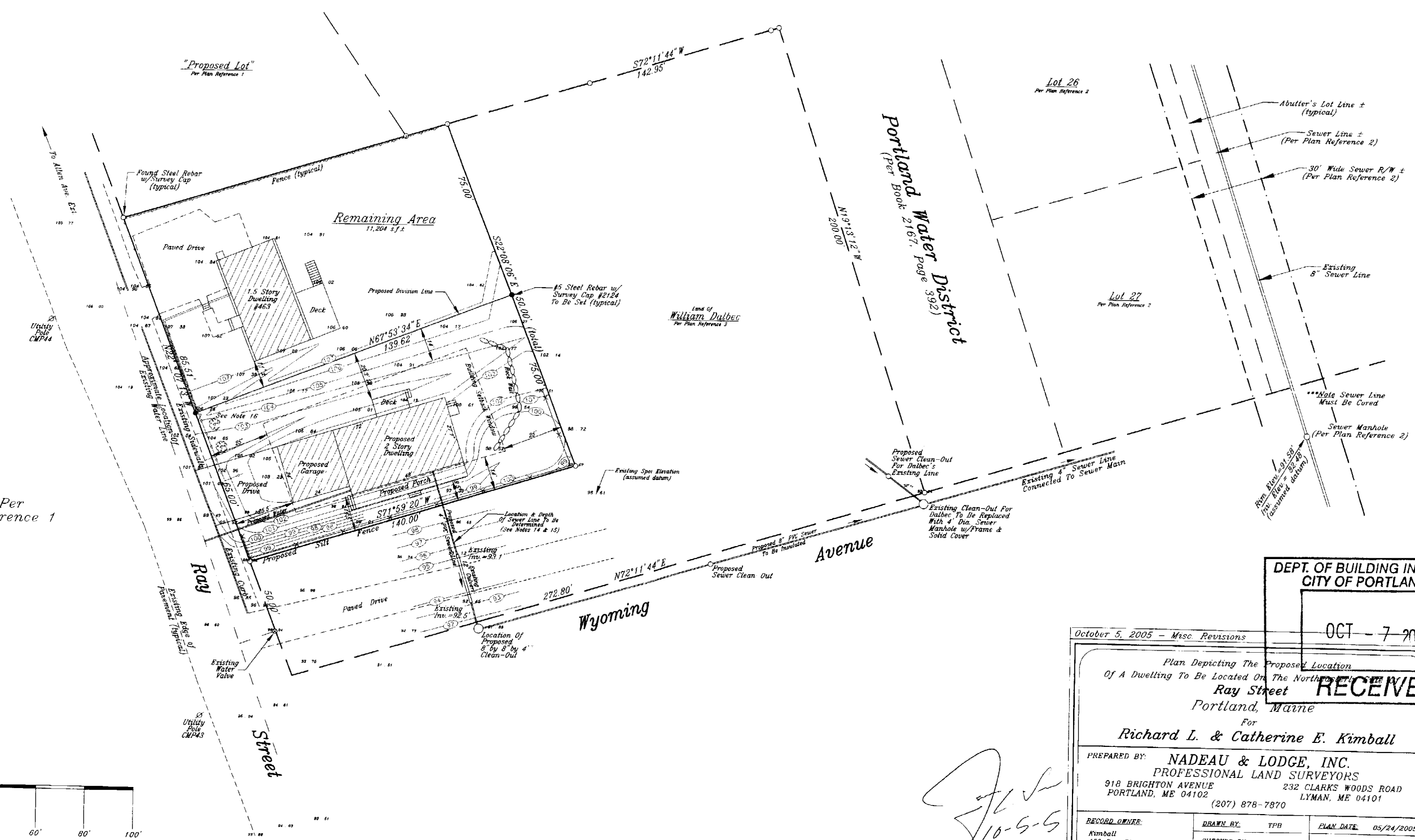
1. Elevations shown on this plan are based on an assumed datum and should only be used for on-site conceptual surface drainage purposes. Final grades will be determined in the field by the excavator. The primary purpose of the proposed contours is to assist the excavator in the flow direction of surface drainage.
2. This is not a boundary survey.
3. Monumentation shown on this plan is based solely on Plan Reference 1.
4. This plan does not address any wetland issues and/or approvals, if any.
5. Area of proposed lot equals 9,774 square feet.
6. Dwelling to be served by water and sewer.
7. Minimum Setback Requirements: (H-3 Zone)
   - Front - 25'
   - Rear - 25'
   - Side - 8' (1 - 1 1/2 Story)
   - Side - 14' (2 Story)
   - Side - 16' (2 1/2 Story)

General Notes (continued):

8. This office has not performed any records research verifying that a subdivision is not being created. The services rendered are based solely on the above Plan Reference 1 and should be used for municipal permitting purposes only.
9. This office does not accept any liability for errors and/or omissions in Plan References 1 and 2 listed hereon.
10. The elevations within ovals (01) are proposed.
11. Proposed first floor sill elevation to be 105.5' ±. Final sill elevation to be determined by municipality, contractor, and owner.
12. Locus parcel is shown on City of Portland Assessor's Map 400, Block A, as a portion of Lot 10.
13. Locus parcel appears to be part of a plan entitled "The Pines Portland, Maine Owned By The A.H. Chapman Land Co., Portland, Maine", dated June 1926 by O.E. Stephenson, C.E. and recorded at the Cumberland County Registry of Deeds in Plan Book 17, page 7.
14. Final location of all utilities to service the proposed dwelling to be determined by municipality, contractor, and owner.

General Notes (continued):

15. An easement for sewer purposes over Land of William Dalbec will be created in a deed from Dalbec to Kimball upon final approval for the location of the sewer line.
16. 2 trees to be planted as a condition of approval. Size, location and species to be determined by client and municipality location of the sewer line.



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

OCT - 7 2005

RECEIVED

October 5, 2005 - Misc. Revisions

Plan Depicting The Proposed Location
Of A Dwelling To Be Located On The Northeast Side Of
Ray Street
Portland, Maine
For
Richard L. & Catherine E. Kimball

PREPARED BY: NADEAU & LODGE, INC.
PROFESSIONAL LAND SURVEYORS
918 BRIGHTON AVENUE
PORTLAND, ME 04102
232 CLARKS WOODS ROAD
LYMAN, ME 04101
(207) 878-7870

RECORD OWNER: Kimball, 453 Ray Street, Portland, Maine 04103	DRAWN BY: TPB	PLAN DATE: 05/24/2005
	CHECKED BY: JDN/BRL	SURVEY DATE: Apr. 2005
	INSTR: Topcon GTS-3B	SCALE: 1" = 20'
FIELD BOOK: Topcon FSG	JOB No. 205801R1	SHEET No. 1 Of 1

10-5-5

Plan References:

1. "Proposed Division Of Land On Ray Street & Allen Avenue, Portland, Maine Made For Mary Jane Wallington", dated June 7, 2000 by Owen Haskell, Inc.
2. "The Pines @ Wyoming For Pines of Portland, Inc. 426 Forest Avenue, Portland, Maine", developer Amy K. Mulkern & Gregory T. McCormack, dated August 1999 by Survey, Inc. and recorded at the Cumberland County Registry of Deeds in Plan Book 200, page 21.
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General Notes:

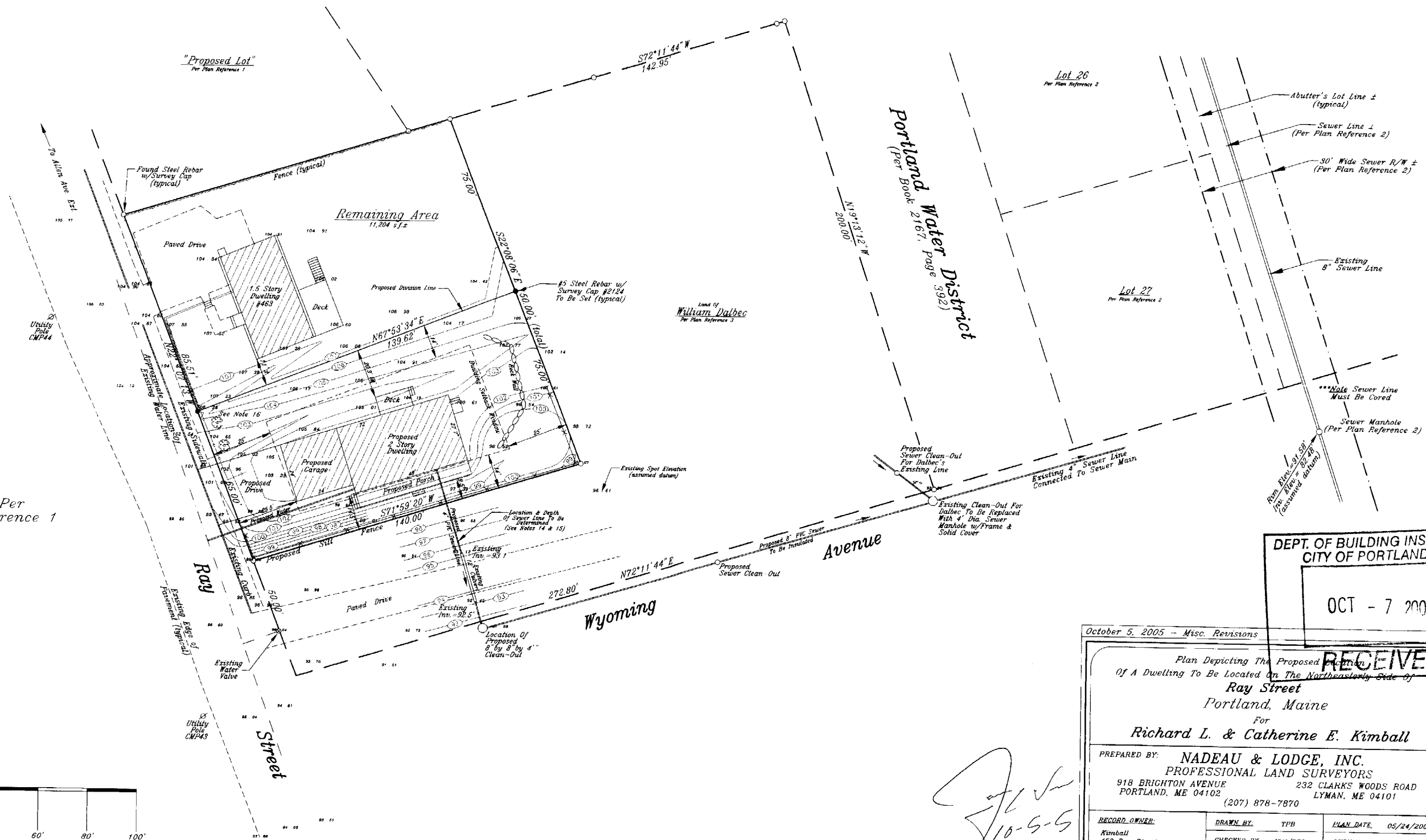
1. Elevations shown on this plan are based on an assumed datum and should only be used for on-site conceptual surface drainage purposes. Final grades will be determined in the field by the excavator. The primary purpose of the proposed contours is to assist the excavator in the flow direction of surface drainage.
2. This is not a boundary survey.
3. Monumentation shown on this plan is based solely on Plan Reference 1.
4. This plan does not address any wetland issues and/or approvals, if any.
5. Area of proposed lot equals 9,774 square feet.
6. Dwelling to be served by water and sewer.
7. Minimum Setback Requirements: (R-3 Zone)
   - Front - 25'
   - Rear - 25'
   - Side - 9' (1 - 1 1/2 Story)
   - Side - 14' (2 Story)
   - Side 16' (2 1/2 Story)

General Notes (continued):

8. This office has not performed any records research verifying that a subdivision is not being created. The services rendered are based solely on the above Plan Reference 1 and should be used for municipal permitting purposes only.
9. This office does not accept any liability for errors and/or omissions in Plan References 1 and 2 listed hereon.
10. The elevations within ovals (97) are proposed.
11. Proposed first floor sill elevation to be 105.5' ±. Final sill elevation to be determined by municipality, contractor, and owner.
12. Locus parcel is shown on City of Portland Assessor's Map 400, Block A, as a portion of Lot 10.
13. Locus parcel appears to be part of a plan entitled "The Pines Portland, Maine Owned By The A.H. Chapman Land Co., Portland, Maine", dated June 1926 by O.E. Stephenson, C.E. and recorded at the Cumberland County Registry of Deeds in Plan Book 17, page 7.
14. Final location of all utilities to service the proposed dwelling to be determined by municipality, contractor, and owner.

General Notes (continued):

15. An easement for sewer purposes over Land of William Dalbec will be created in a deed from Dalbec to Kimball upon final approval for the location of the sewer line.
16. 2 trees to be planted as a condition of approval. Size, location and species to be determined by client and municipality, location of the sewer line.



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
OCT - 7 2005
RECEIVED

October 5, 2005 - Misc. Revisions

Plan Depicting The Proposed Location
Of A Dwelling To Be Located On The Northeasterly Side Of
Ray Street
Portland, Maine
For
Richard L. & Catherine E. Kimball

PREPARED BY: NADEAU & LODGE, INC.
PROFESSIONAL LAND SURVEYORS
918 BRIGHTON AVENUE
PORTLAND, ME 04102
232 CLARKS WOODS ROAD
LYMAN, ME 04101
(207) 878-7870

RECORD OWNER: Kimball, 453 Ray Street, Portland, Maine 04103	DRAWN BY: TPB	PLAN DATE: 05/24/2005
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10-5-5